

South Los Angeles Industrial Tract BID
Annual/Board of Directors Meeting
February 19, 2010 @ 11:00 am
655 E. Florence

In attendance: Duke Dulgarian, Matt Mullen, Greg Goodman, Steve Stone, Steve Anderson,
Oscar Ixco, Oscar Avina, Karina Ceja

- I. Meeting called to order at 11:20 am
- II. Introductions
- III. Approval of Minutes – **Motion to approve Minutes by Goodman/Stone.**
- IV. Public Comments – none
- V. Election of Officers- **Motion to re-elect the same SLAIT Board of Directors by Goodman/Stone unanimous.**
- VI. Susan Levi & Associates, Inc. Contract Renewal- Note taker Karina was asked to leave the room for the Board to discuss SLA contract renewal. Dulgarian stated that Levi has been late to our meetings and/or absent and the board asks that in the future she is on time and in attendance to all the Board meetings. **Motion to approve Susan Levi and Associates, Inc. Contract Renewal by Mullen/Goodman unanimous.**
- VII. Maintenance LACC Contract Increase- Dulgarian informed the board that LACC is asking for a \$300 increase to the \$2,000 monthly installment. Dulgarian thinks they are doing a great job. Avina mentioned how some tenants are taking their trash out for security to pick up. Stone asked why isn't anything being done about it, he suggested they record it and tell tenants that they have footage on cameras that they will turn in to the city if they keep doing it. Mullen suggested they include it in the newsletter. Dulgarian stated that he will provide a letter for the newsletter and will call the property owner to inform him/her. Stone asked how many bins are used a month to dump trash. Dulgarian stated that LACC dumps 2 bins of trash a month. **Motion to approve \$300 increase to LACC's \$2,000 monthly installment by Stone/Mullen unanimous.**
- VIII. Security
 - i. Security Camera Update- Ixco reported that the cameras are working well. They are waiting on the new server from Dell. This current server is capable but its working at maximum performance and so the new server will be able to handle all the video feed. Mullen asked how much it would cost. Ixco replied that it costs \$11,000. Goodman asked how much forward thinking CRA is being with this new server. Ixco replied that the current server has lasted at

capacity for the past two years. Ixco also reported that there is a new gate arm being installed at 59th Street and they are waiting on the new signs, which will be in English and Spanish. Ixco will be working on a preset cooperation agreement for the BID to take over costs and if the BID were to dissolve, then the system would go to CRA.

- ii. Security Update- Dulgarian asked Avina to give the board an update on security. Avina reported that there was a shooting at an underground party and one guy was shot 3 times. Dulgarian asked if the tenant knows these parties are going on. Avina stated that the tenant does know because he rented out the space to the people there. At the time of the shooting SLAIT security were responding to a car accident. Mullen asked how long it took for cops to respond. Avina stated 3 minutes. Stone commented that as soon as the security team spots a few cars gathering after hours it is prudent that LAPD is called right away. Dulgarian asked for Avina and Levi to work on a stat report that will show month to month and be able to see a trend. Goodman stated that the board hasn't seen November or December because they did not meet but they should still be shown as a report. Dulgarian suggested that maybe showing the stats for a whole year would be good to show the progress. He stated that maybe it would help to get votes in favor of the BID.
- IX. Next Meeting Date – March 12.
- X. Adjourn- Meeting adjourned at 12:25pm.